

READINGTON TOWNSHIP PLANNING BOARD MINUTES
REGULAR MEETING
March 9, 2020

The Meeting was called to order by Chair Monaco at 7:00 p.m. stating that the requirements of the Open Public Meetings Act have been met and that this meeting had been duly advertised.

ROLL CALL

Board Members in Attendance:

Albanese, J.

Allen, J.

Cook, J.

Duffy, E.

Filler, C.

Heller, J.

Mueller, A.

Monaco, R.

Board Members Absent

John, C.

Rohrbach, T.

Others Present

Attorney Jonathan Drill, Esq., Board Planner Andrea Malcolm and Board Secretary Ann Marie Lehberger

MINUTES

Mr. Cook moved, and Ms. Duffy seconded a motion to approve the February 24, 2020 minutes. The motion carried unanimously.

PUBLIC HEARING

Ryland Inn Property LLC.

Block 14 Lot 29-111 Old Highway 28

Appl#PB18-011-Amended Preliminary & Final Major Site Plan with Variances

Chair Monaco announced that the Ryland Inn Property LLC. application would not be heard this evening. It will be carried to April 13, 2020 at 7:00 pm. No new notice will be provided.

OTHER BUSINESS

Whitehouse Urban Renewal Associates LLC

Appl#18-006 Block 32, Lot 12, Block 34 Lots 8, 10 & 11- Request for extension of time to construct the project and receive a certificate of occupancy

Nicole Magdziak, Esq. was present on behalf of the applicant. Ms. Magdziak explained that that the applicant was requesting a six-month extension of time to complete construction on the project. She further explained that condition #9 of the resolution for final approval stated that all construction and certificate of occupancies must be obtained within one year

from the time that the first construction permit was issued. She noted that the first construction permit was issued on March 12, 2019 therefore they are requested a six-month extension to fully complete the project.

Geoffrey Long, development principal for Ingerman who the managing member of Whitehouse Urban Renewal was sworn. Mr. Long explained that there were still a few buildings that were still currently under construction on site. He stated that building #3 as well as the community building were still under construction and are expected to be completed in May. He also stated that building #6 currently has a Temporary Certificate of Occupancy. He noted that they intend to be complete with the entire project by Memorial Day. Mr. Long also noted that they will work with the Township Engineer and Township Fire Official to comply with the requests of the Fire Official regarding signage and the relocation of parking spots where fire hydrants are currently located.

The Board questioned how they were advertising the project. Mr. Long stated that they have a leasing office located on Route 22 as well as a website and some signage on site.

Ms. Duffy moved, and Ms. Filler seconded, a motion to approve the request for six-month extension for Whitehouse Urban Renewal Associates. The roll call vote follows:

Member	Motion	2 nd	Yes	No	Abstain	Absent	Not Eligible	Recused
Albanese			X					
Allen			X					
Cook			X					
Filler		X	X					
Heller			X					
John						X		
Mueller			X					
Duffy	X		X					
Monaco			X					
Rohrbach						X		

Ridge Road Realty LLC (Del-Ren Inc.)

Block 38, Lot 54.11- 20 Ridge Road Request for Amendment of Minor Subdivision approval conditions pertaining to Lot 54.11

Vincent Renda, project manager for Del-Ren Inc. was sworn. Mr. Renda noted that his parents Michael and Maria Renda are the owners of lot 54.11. Mr. Renda explained that lot 54.11 was subdivided off as part of the subdivision approval granted in 2010. He further explained that the tenant that is currently occupying the home on lot 54.11 made improvements that required a Certificate of Occupancy which in turn triggered the conditions of the resolution of the subdivision approval. Mr. Renda stated that the open resolution conditions apply to the new lots, not the existing home and therefore is requesting that lot 54.11 be removed from these conditions. He further noted that all items that do apply have been completed. He also stated that nothing exterior was being done to

the house only interior improvements.

The Board reviewed the memos and comments provided by the Board Planner, Board Engineer and Township Construction Official. The Board discussed and agreed to eliminate lot 54.11 from the application of conditions #1 and #2 of resolution #2010-284 and conditions #14 and #15 of resolution #2012-301 subject to the conditions as discussed noted in the Board Planner's memo dated 2/7/20.

Ms. Filler moved, and Mr. Mueller seconded, a motion to eliminate lot 54.11 from the application of conditions #1 and #2 of Resolution #2010-284 and conditions #14 and #15 of Resolution #2012-301 subject to the conditions as discussed noted in the Board Planner's memo dated 2/7/20. The roll call vote follows:

Member	Motion	2nd	Yes	No	Abstain	Absent	Not Eligible	Recused
Albanese			X					
Allen			X					
Cook			X					
Filler	X		X					
Heller			X					
John						X		
Mueller		X	X					
Duffy			X					
Monaco			X					
Rohrbach						X		

Correspondence-Memo from Environmental Commission Re: Stream Quality

Ms. Filler moved, and Mr. Cook seconded a motion to request that Princeton Hydro look at any zoning that might need to be changed along the stream corridor in order to lessen the impact on the streams as requested in the memo from The Environmental Commission dated March 2, 2020.

Member	Motion	2nd	Yes	No	Abstain	Absent	Not Eligible	Recused
Albanese			X					
Allen			X					
Cook		X	X					
Filler	X		X					
Heller			X					
John						X		
Mueller			X					
Duffy			X					
Monaco			X					
Rohrbach						X		

Ordinance Referral
Ordinance #07-2020

An Ordinance Amending Chapter 148 of the General Code of the State of New Jersey Pertaining to Tree Removal and Replacement

Ms. Duffy moved, and Ms. Filler seconded, a motion to advise the Township Committee that the Board finds Ordinance #07-2020 to be not inconsistent with the Master Plan. The roll call vote follows:

Member	Motion	2nd	Yes	No	Abstain	Absent	Not Eligible	Recused
Albanese			X					
Allen			X					
Cook			X					
Filler		X	X					
Heller			X					
John						X		
Mueller			X					
Duffy	X		X					
Monaco			X					
Rohrbach						X		

ADJOURNMENT

Mr. Albanese moved, and Ms. Filler seconded a motion to adjourn. The motion carried unanimously, and the meeting was adjourned at approximately 8:00 p.m.

Respectfully submitted,
Ann Marie Lehberger
Planning Board Secretary